

SECTION 2 - GENERAL PROVISIONS

2.1 JURISDICTION

The jurisdiction of this ordinance shall include all lands and waters within the unincorporated areas of Logan County. All buildings erected hereafter, all uses of land or buildings established hereafter, all structural alterations or relocation of existing buildings occurring hereafter, and all enlargements of or additions to existing uses occurring hereafter shall be subject to all regulations of this ordinance which are applicable to the zoning districts in which such buildings, uses, or land shall be located.

2.2 USE RESTRICTIONS

2.21 Principal Uses

Only those principal uses specified for a district or on a planned development plat, their essential services, and the following uses shall be permitted in that district.

2.22 Accessory Uses and Structures

Accessory uses and structures are permitted in any district but not until their principal structure is present or under construction.

2.23 Conditional Uses

Conditional uses and their accessory uses are permitted in districts as specified, but only according to the conditional use procedure in Section 10.0. Also, any development except residences and farm structures within five hundred (500) feet of the existing or proposed rights-of-way of free-ways, expressways, interstate and controlled access trafficways, and within fifteen hundred (1500) feet of their existing or proposed interchange or turning lane rights-of-way shall be deemed to be conditional uses. Such development shall be specifically reviewed by the Planning and Zoning Commission as provided in Section 10.0.

2.24 Unclassified or Unspecified Uses

In case of uncertainty where the zoning inspector is unable to determine literally whether a use is permitted as a principal or accessory use, he shall consult the Board of Zoning Appeals for an interpretation.

2.25 Temporary Uses

Temporary uses, such as real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure, are permitted while sales or construction are in progress.

2.26 Performance Standards

Performance standards listed in Section 7.0 shall apply to all uses in all districts.

2.3 SITE RESTRICTIONS

2.31 Soil Conditions

No land shall be used or structure erected where the land is held unsuitable for such use or structure by the County Planning Commission by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the County. The County Planning Commission, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability, if he so desires. Thereafter, the County Planning Commission may affirm, modify, or withdraw its determination of unsuitability.

2.32 All lots shall abut upon a public street, except in Planned Development Districts. Private streets are permitted only in Planned Development Districts, and these streets shall be constructed to standards contained in the Subdivision Regulations.

2.33 Only one principal structure shall be located, erected, or moved onto any lot or parcel of land.

2.34 No zoning permit shall be issued for a lot that abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which the required dedication has not been secured.

2.35 For a newly platted property, in a district where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system, area for a replacement system, and a private water supply, where municipal water is not available. The system shall be designed in accordance with the Logan County Health Department and Illinois Department of Public Health Standards. In any district where public sewerage service is not available and private on-site sewage disposal is contemplated, the area for single-family lots shall be no less than twenty thousand (20,000) square feet, excluding easements for underground utilities and drainage easements, except as otherwise required by the Zoning Administrator at the recommendation of the County Health Administrator. All lots must be of sufficient size to accommodate a private sewage disposal system, area for a replacement system and adequate separation between the private sewage disposal system and water well. The size of the sewerage disposal system shall be based on, but not

limited to soil analysis, the cost of which shall be born by the permit applicant.

- 2.35-A The size of the sewerage disposal system for existing platted property shall be based on soil analysis, the cost of which shall be born by the permit applicant.

2.36 Reduction of Joint Use

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as not to meet the provisions of this ordinance. No part of any lot, yard, parking area, or other space required for a structure or use shall be used for any other structure or use.

2.37 Substandard Lots

Any lot in a single ownership, which ownership was of record at the time of the adoption of this ordinance, that does not meet the requirements of this ordinance for yards, courts, or other area of open space may be utilized for single residence purposes, provided the requirements for such yard or court area, width, depth, or open space is within seventy-five (75) percent of that required by the terms of this ordinance. The purpose of this provision is to permit utilization of recorded lots which lack adequate width or depth as long as reasonable living standards can be provided.

- 2.38 Public Sewage Treatment and Water Supply Plants and Related Improvements. Public sewage treatment and water supply plants and related improvements are allowed as conditional uses in all zoning districts.

2.4 GENERAL DEVELOPMENT PROCEDURE

Comprehensive Plan including Planning Policies: The Planning Commission and the County Board shall continuously develop their Comprehensive Plan, including their planning policies to guide future decisions. All comprehensive plan elements, in whatever degree of detail they may embody, shall provide the basis for approval of all development under this Zoning Ordinance, and no development shall be approved under this ordinance which is in conflict with any comprehensive plan elements.